

**Board of Supervisors Hearing Date: June 26, 2007**

**Case Summary: Project No. R2005-03784-(2) (Conditional Use Permit)**

**Project Applicant: Ajim Baksh**

**RPC Hearing Date: September 13, 2006**

**RPC Consent Denial Date: January 24, 2007**

### **Synopsis**

The request is for a conditional use permit for retroactive approval of a single-family residence in the C-3 (Unlimited Commercial) zone on an undersized lot. The property is located at 10401 South Vermont Avenue in the West Athens-Westmont Zoned District. The request was denied by the Regional Planning Commission because the project does not comply with the provisions of the West Athens-Westmont Community Plan, which designates the area as Regional Commercial. Commercial areas are intended to allow a range of commercial services, including neighborhood and highway oriented commercial development. A single-family residence on a lot of only 3,420 square feet, when 5,000 is the required minimum was considered by the Commission to be inappropriate for the area.

### **Project Proponents**

- Provides needed housing
- New development for the area
- Reduced lot size provides opportunity for affordable housing

### **Project Opposition**

- Site not appropriate for a single-family residence
- Proposed use would set poor land use precedent for the area

### **Issues**

- Inconsistent with the land use pattern and expected future commercial development along Vermont Avenue.